HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Canada Highlights

CANADA MORTGAGE AND HOUSING CORPORATION

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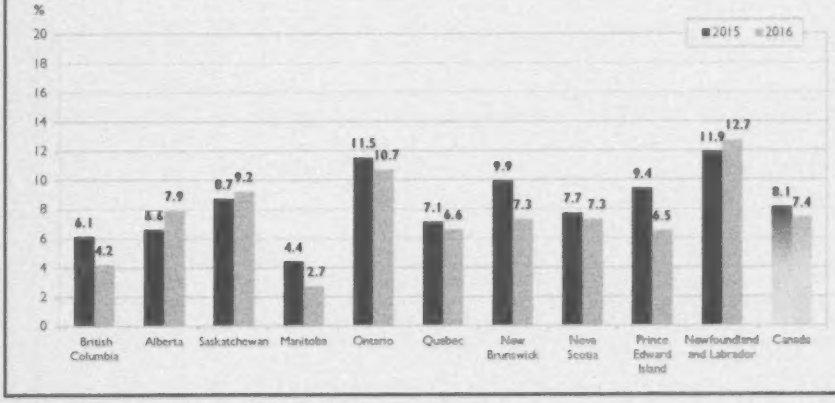
Highlights

- The vacancy rate for all standard and non-standard spaces[1] for seniors decreased modestly from 8.1 per cent in 2015 to 7.4 per cent in 2016.
- The average rent for bachelor units and private rooms, where at least one meal is included in the rent, rose 5 per cent over the last year, from $2,107 to $2,210 per month. Among the provinces, Quebec posted the lowest average rents ($1,527) while Ontario posted the highest average rents ($2,978).
- The increase in the number of senior residents (4.5 per cent) over the year outpaced the increase in the number of spaces in residences (3.6 per cent), leading to a decrease in the vacancy rate and putting upward pressure on rent.

Figure 1

Vacancy Rates, All Spaces, Canada and Provinces, 2015 and 2016



Source: CMHC Seniors' Housing Survey

[1] A standard space is one that is occupied by a resident paying market rent and who does not receive heavy care (defined as 1.5 or more hours of care per day). A non-standard space is one in which the residents are receiving heavy care, spaces being used for respite and non-market spaces.

Table of Contents

1 Highlights
2 Universe
2 Vacancy Rates
3 Average Rents
5 Data Tables
11 Methodology
12 Definitions

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Universe

The National Seniors' Housing Survey conducted in 2016 by Canada Mortgage and Housing Corporation (CMHC) found that 234,989 seniors lived in the 2,812 residences surveyed.

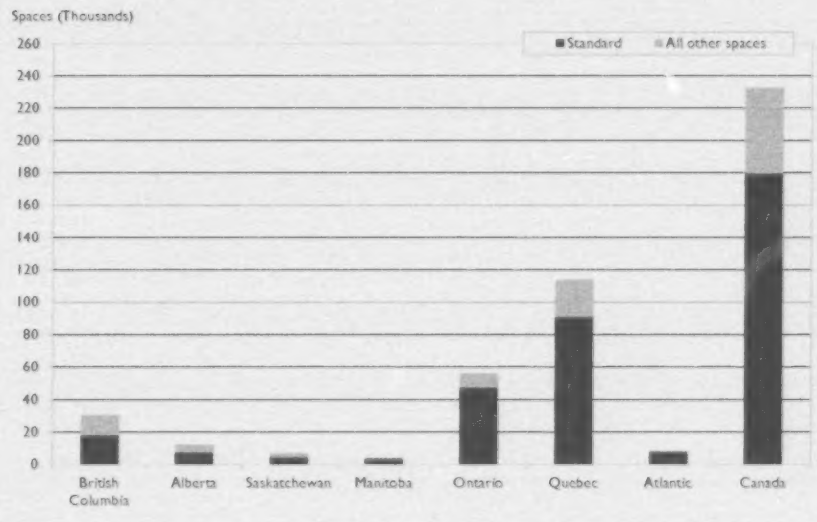
The total number of spaces in residences rose (+ 3.6 per cent), increasing from 224,342 in 2015 to 232,478 in 2016. Over three-quarters (77.3 percent) of all spaces were standard spaces.

The number of residents increased by 4.5% from 224,962 in 2015 to 234,989 in 2016 while the population aged 75+ increased by 2.8% for the same period.

The capture rate, defined as the percentage of seniors' population aged 75 years and over who occupied a standard or non-standard space, increased modestly from 8.9 per cent in 2015 to 9.1 per in 2016. Quebec had the highest capture rate (18.4 per cent) in 2016 while Nova Scotia had the lowest rate (2.0 per cent). Quebec's high degree of specifically targeted marketing of residences relative to the rest of Canada is reflected in the province's high capture rate.

Figure 2

Universe of standard places, provinces and Canada, 2016



Source: CMHC Seniors' Housing Survey

Vacancy Rates

Average vacancy rate for all standard and non-standard spaces

Overall, the vacancy rate for all standard and non-standard spaces decreased modestly from 8.1 per cent in 2015 to 7.4 per cent in 2016. Prince Edward Island experienced the greatest decline in vacancy rate, from 9.4 to 6.5 per cent, followed by New Brunswick, where vacancy rate dropped from 9.9 to 7.3 per cent in 2016. The slight tightening is attributed to the increase in the number of residents relative to the increase in the number of spaces available. Manitoba was observed to have the lowest vacancy rate (2.7 per cent) followed by British Columbia (4.2 per cent) in 2016.

Vacancy rate for standard spaces decreased from 8.9 to 8.2 per cent

The national vacancy rate for standard spaces for seniors' housing residences fell from 8.9 per cent in 2015 to 8.2 per cent in 2016.

Typically, vacancy rates for seniors' residences are higher than the vacancy rates posted in the overall private market as a result of higher rents and more frequent turnover.

While Newfoundland and Labrador (13 per cent) and Ontario (11.3 per cent) posted the highest vacancy rates, the lowest vacancy rates were observed in Manitoba (2.7 per cent) and Prince Edward Island (6.2 per cent).

Among the census metropolitan areas (CMAs), Windsor (16.4 per cent) and Kitchener (13.2 per cent) recorded the highest vacancy rates. On the other hand, Sudbury (3.6 per cent) and Peterborough (4 per cent) posted the lowest vacancy rates.

Among the seven largest CMAs, presented in figure 3, Edmonton (4.2 per cent) recorded the lowest vacancy rate in 2016, followed by Québec (4.4 per cent). Ottawa-Gatineau (12.5 per cent) and Toronto (11.6 per cent) posted the highest vacancy rates in 2016.

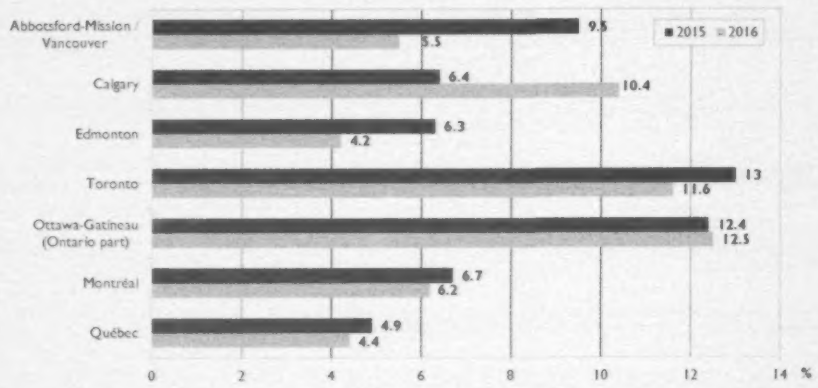
Vacancy rates for non-standard spaces fell from 4.5 to 3.8 per cent

In 2016, the average vacancy rate for non-standard spaces in Canada declined from 4.5 to 3.8 per cent.

The lower vacancy rate among non-standard spaces is attributed to its composition, which consist of non-market and heavy care spaces.[2] Non-market (subsidized) spaces tend to be fully occupied due to its limited supply, while heavy care spaces tend to be used temporarily. This type of unit is transformed to a standard space when vacated.

Figure 3

Vacancy Rates of Standard Spaces, Selected CMAs, 2015 and 2016



Source: CMHC Seniors' Housing Survey

Average Rents

The average rent for bachelor units and private rooms, where at least one meal is included in the rent, increased by 5 per cent from $2,107 in 2015 to $2,210 in 2016.

Among the provinces, Quebec recorded the lowest average rents ($1,527). Ontario posted the highest average rents ($2,978), followed by New Brunswick ($2,834) and Nova Scotia ($2,832). The highest increase in average rents was observed in Ontario (6 per cent) over the year.

At the CMA level, the average monthly rents for bachelor units and private rooms were lowest in Saguenay ($1,298), Sherbrooke ($1,408) and Trois-Rivières ($1,406). On the other hand, average rent for bachelor units and private rooms were highest in Toronto ($3,488), Guelph ($3,348) and Kingston ($3,203).

The higher level of rent among senior residences is largely reflective of the higher level of services offered. Senior residences generally provide additional amenities and services compared to the conventional rental market. For example, the average rent for a unit offering heavy care services in Canada was $3,806 in 2016, up 8.1 per cent from 2015 ($3,520). The increase in rent at the national level is reflected in the increases experienced in Alberta (23.1 per cent) from $4,450 in 2015 to $5,478 in 2016 and in Ontario (8.8 per cent) from $4,454 in 2015 to $4,847 in 2016. The average monthly rent for heavy care spaces was lowest in Quebec ($3,004), and highest in British Columbia ($6,214).

Rent Distribution

In Canada, over one-third (37.4 per cent) of standard spaces were rented for $2,500 or more per month, while slightly more than one-quarter (25.4 per cent) were rented for between $1,500 and $1,999 per month. Less than one-quarter (22.4 per cent) of standard spaces were rented for less than $1,500 per month. Since Quebec accounts for nearly half of the spaces in Canada, the overall level of rent paid in Quebec has a significant impact on the rent distribution. Approximately 40.9 per cent of the standard spaces in Quebec recorded an average rent of less than $1,500 per month, while only 4.5 per cent of spaces in seniors' residences posted an average rent of $2,500 and more per month. On the other hand, Ontario accounts for approximately 24 per cent of spaces in Canada.

[2] A non-market space is one where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized. A heavy care space is one where the residence provides 1.5 hours or more of health care per day to the resident. Examples include Alzheimer, dementia and mobility support residents. Heavy care space estimates for occupied spaces only include those where the resident is required to pay for a high level of care.

In Ontario, only 1.5 per cent of the spaces rented for less than $1,500 per month, while 81.1 % of units had an average rent of $2,500 or more per month.

Wide range of services and amenities available

In order to meet the evolving demand, residences offer a wide variety of services and amenities.

The most popular amenities offered to seniors in some residences include 24-hour call bell services (94.6 per cent), internet (61.5 per cent), an on-site nurse (51.4 per cent), on-site medical services (50.5 per cent) transportation services (43.5 per cent) and exercise facilities (40.4 per cent). Movie theatre (28.9 per cent), hot tub spa (16.7 per cent), swimming pool (10.9 per cent) and pharmacy (8.8 per cent) were less common amenities (see Figure 4).

Figure 4

Proportion(%) of Structures with Access to Selected Amenities

24-hour Call Bell	94.6
Internet	61.5
Nurse on site	51.4
On-Site Medical Services	50.5
Transportation Services	43.5
Exercise Facilities	40.4
Movie Theatre	28.9
Hot Tub Spa	16.7
Swimming Pool	10.9
Pharmacy	8.8

Source: CMHC Seniors' Housing Survey

1.1 Vacancy Rates (%) and Universe for Provinces and Selected Major Centres

	Vacancy Rate						Universe			
	Standard Spaces		All Other Spaces		Total		Standard Spaces	Non-Standard Spaces	Unknown	Total
	2015	2016	2015	2016	2015	2016				
Newfoundland and Labrador	8.5	13.0	13.3	**	11.9	12.7	3,580	65	-	3,645
Prince Edward Island	**	6.2	7.7	**	9.4	6.5	1,168	42	-	1,210
Nova Scotia	7.9	7.6	3.1	**	7.7	7.3	1,496	48	-	1,544
New Brunswick	**	7.3	**	**	9.9	7.3	1,496	-	275	1,771
Montreal CMA	6.7	6.2	8.1	5.4	6.9	6.1	38,583	6,261	2,956	47,800
Ottawa - Gatineau CMA (Que. part)	8.1	6.6	3.6	1.5	7.6	5.9	2,827	455	-	3,282
Québec CMA	4.9	4.4	3.6	5.6	4.7	4.6	10,480	2,468	780	13,728
Saguenay CMA	8.6	8.3	3.3	0.9	7.8	7.4	2,042	280	459	2,781
Sherbrooke CMA	7.7	10.2	3.5	6.5	7.3	9.7	3,599	556	11	4,166
Trois Rivières CMA	13.2	8.3	5.6	12.8	12.2	9.1	2,992	574	719	4,285
Quebec	7.3	6.8	5.9	5.4	7.1	6.6	91,130	15,299	7,688	114,117
Barrie CMA	10.8	10.9	12.2	**	11.0	9.6	584	75	301	960
Brantford CMA	11.1	9.7	0.0	0.0	10.2	8.9	721	64	-	785
Guelph CMA	8.9	11.4	**	1.3	8.5	9.7	800	155	76	1,031
Hamilton CMA	9.7	10.3	7.0	2.5	9.5	9.7	3,010	243	54	3,307
Kingston CMA	9.4	6.0	**	**	9.2	5.9	809	26	-	835
Kitchener-Cambridge-Waterloo CMA	15.2	13.2	20.7	7.7	15.7	12.8	2,288	167	102	2,557
London CMA	12.9	9.6	**	12.0	12.1	9.7	1,986	83	91	2,160
St. Catharines-Niagara CMA	9.6	10.4	**	**	9.5	9.7	1,859	108	316	2,283
Oshawa CMA	4.3	11.3	7.0	0.9	4.5	10.4	1,249	111	-	1,360
Ottawa - Gatineau CMA (Ont. part)	12.4	12.5	0.9	5.5	11.3	11.5	5,502	965	718	7,185
Peterborough CMA	4.6	4.0	**	**	4.4	3.8	553	29	467	1,049
Greater Sudbury CMA/Grand Sudbury CMA	3.5	3.6	**	**	3.1	3.6	583	8	174	765
Thunder Bay CMA	**	11.8	**	0.0	**	10.5	473	61	-	534
Toronto CMA	13.0	11.6	2.6	4.9	12.1	10.9	12,781	1,291	722	14,794
Windsor CMA	20.1	16.4	5.3	5.4	18.5	15.4	1,649	166	24	1,839
Ontario	12.1	11.3	4.1	4.0	11.5	10.7	47,245	4,380	4,676	56,301
Manitoba	4.6	2.7	**	1.4	4.4	2.7	3,544	209	421	4,174
Regina CMA	6.8	11.2	1.6	0.9	5.8	9.6	1,288	225	-	1,513
Saskatoon CMA	9.6	8.2	2.0	3.6	7.0	6.6	1,767	953	362	3,082
Saskatchewan	10.6	10.6	3.5	5.3	8.7	9.2	4,557	1,515	828	6,900
Calgary CMA	6.4	10.4	5.8	6.4	6.3	9.6	2,834	707	482	4,023
Edmonton CMA	6.3	4.2	0.6	0.9	4.3	3.1	2,622	1,286	951	4,859
Alberta	8.1	9.2	3.3	4.8	6.6	7.9	7,475	3,184	1,552	12,211
Kelowna CMA	7.5	8.0	0.0	0.0	5.2	5.7	1,851	751	-	2,602
Abbotsford-Mission CMA/Vancouver CMA	9.5	5.5	2.2	1.2	6.4	3.7	7,726	5,458	-	13,184
Victoria CMA	7.9	4.1	2.1	1.8	5.5	3.3	2,193	1,158	59	3,410
British Columbia	9.1	6.3	2.0	1.2	6.1	4.2	17,985	12,534	86	30,605
Canada	**8.9**	**8.2**	**4.5**	**3.8**	**8.1**	**7.4**	**179,676**	**37,276**	**15,526**	**232,478**

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1.2 Number of Units and Proportion of Overall Universe for Bachelor Units and Private Rooms[1] where Meals are included in Rent[2] Provinces and Selected Major Centres

	Vacancy Rate		Average Rent		Number of Units[3]	Proportion of Overall Universe
	2015	2016	2015	2016		
Newfoundland and Labrador	**	3.2	**	2,455	435	11.9
Prince Edward Island	**	8.4	**	2,790	502	41.5
Nova Scotia	12.5	10.5	2,796	2,832	332	21.5
New Brunswick	**	6.6	**	2,834	285	16.1
Montreal CMA	9.6	10.2	1,677	1,702	10,263	21.5
Ottawa - Gatineau CMA (Que. part)	7.7	6.9	1,818	1,797	826	25.2
Québec CMA	7.5	6.0	1,675	1,601	3,135	22.8
Saguenay CMA	10.4	4.1	1,244	1,298	818	29.4
Sherbrooke CMA	11.0	10.7	1,367	1,408	1,681	40.3
Trois Rivières CMA	14.8	7.6	1,596	1,406	1,223	28.5
Quebec	9.6	9.0	1,521	1,527	35,864	31.4
Barrie CMA	10.9	7.9	2,697	2,926	676	70.5
Brantford CMA	8.0	9.9	2,689	2,871	484	61.7
Guelph CMA	8.4	10.6	2,933	3,348	471	45.7
Hamilton CMA	9.3	9.0	2,859	3,025	1,877	56.8
Kingston CMA	12.0	10.1	2,992	3,203	281	33.7
Kitchener-Cambridge-Waterloo CMA	11.7	9.4	3,021	3,140	1,302	50.9
London CMA	15.0	11.5	2,861	3,173	923	42.7
St. Catharines-Niagara CMA	9.2	11.7	2,402	2,630	1,249	54.7
Oshawa CMA	4.7	8.6	3,246	3,102	604	44.4
Ottawa - Gatineau CMA (Ont. part)	10.7	11.0	3,134	3,197	3,525	49.1
Peterborough CMA	0.6	4.8	2,704	3,099	759	72.3
Greater Sudbury CMA/Grand Sudbury CMA	**	**	**	**	**	**
Thunder Bay CMA	**	19.1	**	2,540	131	24.5
Toronto CMA	14.7	13.3	3,198	3,488	5,776	39.0
Windsor CMA	23.2	17.3	2,588	2,658	643	35.0
Ontario	11.7	10.9	2,815	2,978	27,983	49.7
Manitoba	3.9	2.8	2,165	2,154	232	5.6
Regina CMA	9.1	9.8	3,091	3,098	531	35.1
Saskatoon CMA	14.6	9.7	2,600	2,658	838	27.2
Saskatchewan	13.6	11.2	2,526	2,605	2,897	42.0
Calgary CMA	6.5	13.2	2,860	2,767	1,111	27.6
Edmonton CMA	16.4	8.7	2,311	2,499	471	9.7
Alberta	10.4	13.0	2,515	2,541	2,014	16.5
Kelowna CMA	9.2	7.1	1,832	1,935	281	10.8
Abbotsford-Mission CMA/Vancouver CMA	10.6	5.0	2,242	2,304	1,678	12.7
Victoria CMA	12.3	4.1	2,201	2,368	394	11.5
British Columbia	9.1	6.2	2,035	2,079	3,755	12.3
Canada	**10.5**	**9.7**	**2,107**	**2,210**	**74,299**	**32.0**

[1]These include single-occupancy room and board Units in Quebec.

[2]At least one meal must be included in the typical rent charged for the majority of units.

[3]Weighted number of units based on survey responses.

The following letter codes are used to indicate the reliability of the estimates:
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1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces for Selected Provinces[1]

	Vacancy Rate[2]		Average Rent[2]	
	2015	2016	2015	2016
Quebec	5.7	5.5	2,881	3,004
Ontario	5.4	5.8	4,454	4,847
Manitoba	**	**	**	**
Saskatchewan	8.9	11.5	4,194	4,464
Alberta	4.2	5.7	4,450	5,478
British Columbia	1.8	1.3	6,011	6,214
Canada	**4.5**	**4.6**	**3,520**	**3,806**

[1] The low number of heavy care spaces in the Atlantic Region precludes the publication of data in that region for reasons of confidentiality.

[2] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

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2.1 Universe of Total Spaces for Provinces and Selected Major Centres by Unit Type

	Standard Units		Non-Standard Units		Unknown Units		Total
	Semi-private, Ward, Bachelor Units and Private Rooms[1]	One-bedroom plus[2]	Semi-private, Ward, Bachelor Units and Private Rooms[1]	One-bedroom plus[2]	Semi-private, Ward, Bachelor Units and Private Rooms[1]	One-bedroom plus[2]	
Newfoundland and Labrador	2,155	1,425	4	61	-	-	3,645
Prince Edward Island	840	328	34	8	-	-	1,210
Nova Scotia	352	1,144	48	-	-	-	1,544
New Brunswick	406	1,090	-	-	29	246	1,771
Montreal CMA	13,670	24,913	6,005	256	1,710	1,246	47,800
Ottawa - Gatineau CMA (Que. part)	1,009	1,818	402	53	-	-	3,282
Québec CMA	3,653	6,827	2,251	217	434	346	13,728
Saguenay CMA	1,008	1,034	255	25	228	231	2,781
Sherbrooke CMA	1,914	1,685	533	23	11	-	4,166
Trois Rivières CMA	1,196	1,796	568	6	506	213	4,285
Quebec	39,926	51,204	14,531	768	4,569	3,119	114,117
Barrie CMA	523	61	75	-	58	243	960
Brantford CMA	540	181	55	9	-	-	785
Guelph CMA	470	330	109	46	76	-	1,031
Hamilton CMA	1,890	1,120	211	32	54	-	3,307
Kingston CMA	278	531	23	3	-	-	835
Kitchener-Cambridge-Waterloo CMA	1,352	936	142	25	67	35	2,557
London CMA	879	1,107	67	16	80	11	2,160
St. Catharines-Niagara CMA	1,146	713	39	69	267	49	2,283
Oshawa CMA	606	643	80	31	-	-	1,360
Ottawa - Gatineau CMA (Ont. part)	3,308	2,194	789	176	417	301	7,185
Peterborough CMA	421	132	29	-	165	302	1,049
Greater Sudbury CMA/Grand Sudbury CMA	396	187	3	5	99	75	765
Thunder Bay CMA	133	340	8	53	-	-	534
Toronto CMA	5,796	6,985	984	307	397	325	14,794
Windsor CMA	798	851	158	8	3	21	1,839
Ontario	27,143	20,102	3,519	861	2,924	1,752	56,301
Manitoba	202	3,342	206	3	98	323	4,174
Regina CMA	531	757	185	40	-	-	1,513
Saskatoon CMA	752	1,015	166	787	180	182	3,082
Saskatchewan	2,525	2,032	666	849	292	536	6,900
Calgary CMA	978	1,856	583	124	248	234	4,023
Edmonton CMA	500	2,122	620	666	169	782	4,859
Alberta	1,898	5,577	2,180	1,004	442	1,110	12,211
Kelowna CMA	298	1,553	537	214	-	-	2,602
Abbotsford-Mission CMA/Vancouver CMA	1,678	6,048	3,797	1,661	-	-	13,184
Victoria CMA	387	1,806	697	461	4	55	3,410
British Columbia	3,849	14,136	8,738	3,796	27	59	30,605
Canada	**79,296**	**100,380**	**29,926**	**7,350**	**8,381**	**7,145**	**232,478**

[1] For Quebec, figures include single-occupancy room and board units, and bachelor units with kitchens.

[2] In Quebec, these spaces have full kitchens. In other provinces these unit types typically do not have full kitchens.

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2.2 Universe of Standard Spaces for Provinces and Selected Major Centres by Rent Range

	less than $1,500	$1,500 - $1,999	$2,000 - $2,499	$2,500 or more
	% of Total	% of Total	% of Total	% of Total
Newfoundland and Labrador	**	0.7	78.8	20.5
Prince Edward Island	**	36.0	20.2	43.8
Nova Scotia	12.8	9.0	4.9	73.2
New Brunswick	17.9	**	39.1	42.9
Montreal CMA	35.4	43.9	13.4	7.3
Ottawa - Gatineau CMA (Que. part)	10.4	36.7	34.9	18.1
Québec CMA	25.7	56.5	13.6	4.3
Saguenay CMA	57.6	35.7	6.7	**
Sherbrooke CMA	49.3	43.6	7.1	**
Trois Rivières CMA	52.6	37.6	8.8	1.0
Quebec	40.9	43.0	11.6	4.5
Barrie CMA	**	11.8	24.0	64.2
Brantford CMA	2.6	12.3	5.5	79.5
Guelph CMA	0.1	1.4	9.8	88.7
Hamilton CMA	0.5	5.5	8.9	85.1
Kingston CMA	**	1.7	1.2	97.1
Kitchener-Cambridge-Waterloo CMA	0.3	5.6	5.2	89.0
London CMA	**	0.7	8.8	90.6
St. Catharines-Niagara CMA	0.9	7.1	27.0	65.1
Oshawa CMA	**	1.6	3.5	94.9
Ottawa - Gatineau CMA (Ont. part)	1.3	4.6	6.1	88.0
Peterborough CMA	**	**	2.5	97.5
Greater Sudbury CMA/Grand Sudbury CMA	14.1	11.3	11.7	63.0
Thunder Bay CMA	4.9	10.1	10.1	74.8
Toronto CMA	0.9	1.7	4.1	93.3
Windsor CMA	2.1	10.6	18.2	69.1
Ontario	1.5	6.1	11.3	81.1
Manitoba	3.2	9.0	33.1	54.7
Regina CMA	**	1.3	10.0	88.7
Saskatoon CMA	13.3	10.9	16.5	59.3
Saskatchewan	6.2	12.2	22.2	59.5
Calgary CMA	0.2	3.7	12.7	83.4
Edmonton CMA	16.4	5.3	20.9	57.3
Alberta	6.8	9.1	18.8	65.3
Kelowna CMA	3.3	12.9	22.1	61.7
Abbotsford-Mission CMA/Vancouver CMA	3.9	8.2	17.3	70.5
Victoria CMA	2.8	4.3	17.2	75.8
British Columbia	6.9	10.1	20.1	62.8
Canada	**22.4**	**25.4**	**14.8**	**37.4**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

2.3 Universe, Number of Spaces, Number of Residents living in Universe and Capture Rate by Province

	Number of Residences	Number of Spaces	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
Newfoundland and Labrador	69	3,645	3,265	38,100	8.6
Prince Edward Island	28	1,210	1,150	13,916	8.3
Nova Scotia	37	1,544	1,545	77,200	2.0
New Brunswick	36	1,771	1,670	62,100	2.7
Quebec	1,263	114,117	118,324	641,764	18.4
Ontario	694	56,301	54,280	1,010,639	5.4
Manitoba	39	4,174	4,515	86,600	5.2
Saskatchewan	177	6,900	6,751	79,200	8.5
Alberta	112	12,211	12,261	213,200	5.8
British Columbia	357	30,605	31,228	361,678	8.6
Canada	**2,812**	**232,478**	**234,989**	**2,584,397**	**9.1**

[1] Due to the different sources of population estimates, figures do not sum to the Canada total.

[2] Source: British Columbia: Current Population Estimates, P.E.O.P.L.E. 2014, BC Statistics.

Atlantic: Statistics Canada Publication 91-520-X (Population Projections for Canada, Provinces, and Territories) - Table 11

Alberta, Manitoba, Saskatchewan: Statistics Canada. Table 052-0005 - Projected population, by projection scenario , age and sex, as of July 1, Canada, provinces and territories, annual (persons),CANSIM

Ontario: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Fall 2014. Reference scenario projection July 1, 2015.

Québec: Statistics Canada, Demographics Division; Institut de la statistique du Québec, Perspectives démographiques du Québec et des régions, 2011-2061; and CMHC, calculations.

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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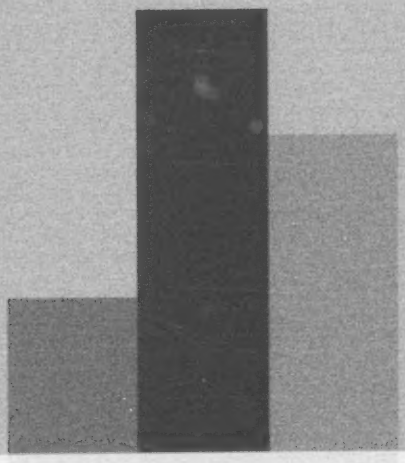

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